

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____

the subject property as enjoying a non-conforming use for a
service garage

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, or we, do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

John S. Arnick
123 S. Eaton Street
Baltimore, Maryland 21224
Phone No. 675-8453

2 N. Dundalk Avenue
Dundalk, Maryland 21222
City and State

Attorney's Telephone No.: 288-2900

123 S. Eaton Street
Baltimore, Md. 21224
Phone No. 675-8453

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1981, at _____ o'clock _____ P.M.

Z.C.O.-No. 1 (over)

John S. Arnick, Esquire
2 N. Dundalk Avenue
Baltimore, Md. 21222

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Mary M. Narutowicz
Petitioner's Attorney: John S. Arnick, Esquire
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

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(Type or Print Name)
Signature _____
Address _____
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Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

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Z.C.O.-No. 1 (over)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-197-SPH Item 155

Date: May 13, 1981

Petition for Special Hearing
Southwest corner of Woodland Avenue and Avon Avenue
Petitioner- Mary M. Narutowicz

Twelfth District
HEARING: Wednesday, May 27, 1981 (1:30 P.M.)

Since the purpose of this hearing is to determine the subject property's use is "non-conforming", this office has no comment.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

John S. Arnick
123 S. Eaton Street
Baltimore, Maryland 21224
Phone No. 675-8453

2 N. Dundalk Avenue
Dundalk, Maryland 21222
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Attorney's Telephone No.: 288-2900

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Z.C.O.-No. 1 (over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 15, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John S. Arnick, Esquire
2 N. Dundalk Avenue
Baltimore, Maryland 21222

RE: Item No. 155
Petitioner - Mary M. Narutowicz
Special Hearing Petition

Dear Mr. Arnick:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR
March 23, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #155 (1980-1981)
Property Owner: Mary M. Narutowicz
S/W Corner Avon Avenue and Woodland Avenue
Acres: 50 x 125 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property, as indicated, comprises Lots 3 and 4 "Flat of Carnegie", recorded W.P.C. 3, Folio 75.

Baltimore County highway and utility improvements are not directly involved in regard to this Special Hearing.

Highways:

Woodland Avenue and Avon Avenue, existing public roads, are proposed to be improved in the future as 30-foot and 40-foot closed section roadways on 50-foot and 60-foot maximum rights-of-way, respectively, with a fillet area for sight distance at the intersection. Further information may be obtained from the Baltimore County Bureau of Engineering Highway Design and Approval Section.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Pursuant to the advertisement, posting of property, and public hearing on the Petition, and it appearing that by reason of the following finding of facts that:

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that:

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that:

1. The petitioner is seeking approval of a nonconforming use for a service garage.
2. Testimony presented on behalf of the petitioner indicated that the subject property has been used as a service garage, providing general service, body and fender work, and some painting, prior to 1955 and that the use has not been abandoned or discontinued for a period of one year or more at any time.
3. Testimony presented by the protestants indicated that the building has been vacant or closed, but could not give specific details.
4. The finding of a nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of June, 1981, that a nonconforming use as a service garage has existed and has been conducted on the property prior to the adoption of the Baltimore County Zoning Regulations and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

1. Abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use.
2. Damage by fire or other casualty of the improvement to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming use.
3. No vehicles shall be dismantled on the subject property.
4. No more than five cars per year shall be sold from the subject property.
5. A revised site plan, indicating the existing church on the adjacent property, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

1. The petitioner is seeking approval of a nonconforming use for a service garage.
2. Testimony presented on behalf of the petitioner indicated that the subject property has been used as a service garage, providing general service, body and fender work, and some painting, prior to 1955 and that the use has not been abandoned or discontinued for a period of one year or more at any time.
3. Testimony presented by the protestants indicated that the building has been vacant or closed, but could not give specific details.
4. The finding of a nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

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Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

Item #155 (1980-1981)
Property Owner: Mary M. Narvotowicz
Page 2
March 23, 1981

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are 6 and 8-inch water mains in Woodland and Avon Avenues, respectively, and there is 8-inch sanitary sewerage in each of these avenues.

Very truly yours,

Robert A. Norton
Robert A. Norton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

c c: Jack Wimbley

B-ME Key Sheet
21 SE 20 Pos. Sheet
SE 6 E Topo
110 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

May 16, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #155, Zoning Advisory Committee Meeting, March 3, 1981, are as follows:

Property Owner: Mary M. Narvotowicz
Location: SW/corner Avon Avenue and Woodland Avenue
Acres: 50 X 125
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 484-3590
STEPHEN E. COLLINS
DIRECTOR

March 16, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

With regard to ZAC Meeting of March 3, 1981, this department has no comment on items #155 thru #161.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSE/bza

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. RCOOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 10, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 155, Zoning Advisory Committee Meeting of March 3, 1981, are as follows:

Property Owner: Mary M. Narvotowicz
Location: SW/corner Avon and Woodland Avenue
Existing Zoning: BU
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage.
Acres: 50X125
District: 12th

Metropolitan water and sewer exist.
If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/kc

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

March 20, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Mary M. Narvotowicz

Location: SW/Corner Avon Avenue & Woodland Avenue

Item No.: 155 Zoning Agenda: Meeting of March 3, 1981

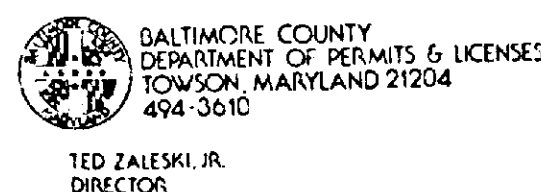
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *[Signature]*
REVIEWER: *[Signature]* Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/nd



Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:
Comments on Item #155 Zoning Advisory Committee Meeting, March 3, 1981
are as follows:
Property Owner: Mary M. Narutowicz
Location: S/W Corner Avon Avenue & Woodland Avenue
Existing Zoning: BL
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage.

Acres: 50 X 125
District: 12th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1976, the State of Maryland Code for the Handicapped and Age, and other applicable Codes.
- B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s .
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments - EXITS - etc., shall be in compliance under Item "A" above at all times.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdman
Charles E. Burdman, Chief
Plans Review

CEB:rsj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 25, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 3, 1981

RE: Item No: 155, 156, 157, 158, 159, 160, 161
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR SPECIAL HEARING

12th District

ZONING: Petition for Special Hearing
LOCATION: Southwest Corner of Woodland Avenue and Avon Avenue
DATE & TIME: Wednesday, May 27, 1981, at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the subject property as enjoying a non-conforming use for a service garage.

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Mary M. Narutowicz, as shown on plat plan filed with the Zoning Department

Hearing date: Wednesday, May 27, 1981, at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

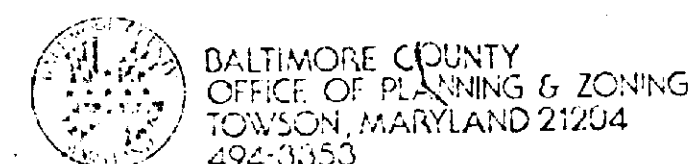
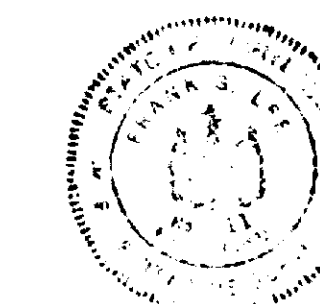
FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237
January 10, 1981

Southwest corner of Avon and Woodland Avenues
Lots 324, plat of Carnegie, 3/75
12th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the southwest side of Avon Avenue with the southeast side of Woodland Avenue, and thence running and binding on the southwest side of Avon Avenue South 22 degrees 46 minutes East 50 feet, thence leaving Avon Avenue and running South 67 degrees 14 minutes West 125 feet to the northeast side of a 20 foot alley, thence running and binding on the northeast side of said alley North 22 degrees 46 minutes West 50 feet to the southeast side of Woodland Avenue, and thence running and binding on the southeast side of Woodland Avenue North 67 degrees 14 minutes East 125 feet to the place of beginning.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 16, 1981

John S. Arnick, Esquire
2 North Dundalk Avenue
Dundalk, Maryland 21222

RE: Petition for Special Hearing
SW/corner of Woodland Ave. & Avon Ave. -
12th Election District
Mary M. Narutowicz - Petitioner
NO. 81-197-SPH (Item No. 155)

Dear Mr. Arnick:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: S. Eric DiNenna, Esquire
Suite 205
Alex Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

Mr. & Mrs. Bernard Kuhn
21 Patapsco Avenue
Dundalk, Maryland 21222

John W. Hessian, III, Esquire
People's Counsel

PETITION MAPPING PROGRESS SHEET

| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|---|----------|----|----------------------------------|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <i>pl</i> | | | Revised Plans: | | | | | | | |
| | | | Change in outline or description | | | | | | | |
| | | | | | | | | | | |
| Previous case: <i>none</i> | | | Map # | | | | | | | |

John S. Arnick, Esquire
2 N. Dundalk Avenue
Baltimore, Md. 21222

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

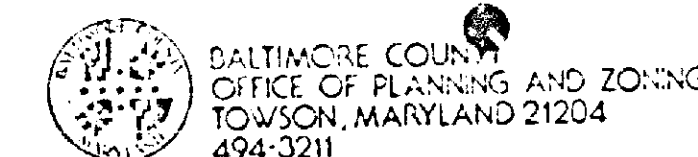
Your Petition has been received and accepted for filing this 25th day
of April, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Mary M. Narutowicz

Petitioner's Attorney: John S. Arnick, Esquire

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



NORMAN E. GERDER
DIRECTOR

May 18, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #155, Zoning Advisory Committee Meeting, March 3, 1981, are as follows:

Property Owner: Mary M. Narutowicz
Location: SW/corner Avon Avenue and Woodland Avenue
Acres: 50 X 125
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 15, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John S. Arnick, Esquire
2 N. Dundalk Avenue
Baltimore, Maryland 21222

RE: Item No. 155
Petitioner - Mary M. Narutowicz
Special Hearing Petition

Dear Mr. Arnick:

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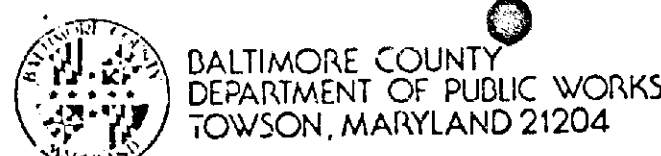
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bso

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237



HARRY J. PISTEL, P.E.
DIRECTOR

March 23, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #155 (1980-1981)
Property Owner: Mary M. Narvtowicz
S/W Corner Avon Avenue and Woodland Avenue
Acres: 50 x 125 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property, as indicated, comprises Lots 3 and 4 "Plat of Carnegie", recorded W.P.C. 3, Folio 75.

Baltimore County highway and utility improvements are not directly involved in regard to this Special Hearing.

Highways:

Woodland Avenue and Avon Avenue, existing public roads, are proposed to be improved in the future as 30-foot and 40-foot closed section roadways on 50-foot and 60-foot maximum rights-of-way, respectively, with a filllet area for sight distance at the intersection. Further information may be obtained from the Baltimore County Bureau of Engineering Highway Design and Approval Section.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #155 (1980-1981)
Property Owner: Mary M. Narvtowicz
Page 2
March 23, 1981

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are 6 and 8-inch water mains in Woodland and Avon Avenues, respectively, and there is 8-inch sanitary sewerage in each of these avenues.

Very truly yours,

Robert A. Workon
ROBERT A. WORKON, P.E., Chief
Bureau of Public Services

RAM:EM:FWR:ss

c c: Jack Wimbley

B-NE Key Sheet
21 SE 20 Pos. Sheet
SE 6 E Topo
110 Tax Map

March 10, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 155, Zoning Advisory Committee Meeting of March 3, 1981, are as follows:

Property Owner: Mary M. Narvtowicz
Location: SW/Corner Avon and Woodland Avenue
Existing Zoning: RL
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage.
Acres: 50x125
District: 12th

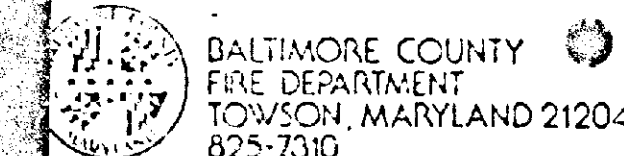
Metropolitan water and sewer exist.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Jan J. Fogel
Jan J. Fogel, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/so



PAUL H. REINCKE
CHIEF

March 20, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Connodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Mary M. Narvtowicz

Location: SW/Corner Avon Avenue & Woodland Avenue

Item No.: 155 Zoning Agenda: Meeting of March 3, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

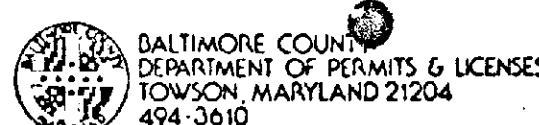
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Reincke* Noted and Approved: *George M. Connodari*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



TED ZALESKI, JR.
DIRECTOR

March 4, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #155 Zoning Advisory Committee Meeting, March 3, 1981 are as follows:

Property Owner: Mary M. Narvtowicz
Location: S/W Corner Avon Avenue & Woodland Avenue
Existing Zoning: RL
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage.

Acres: 50 X 125
District: 12th

The items checked below are applicable:

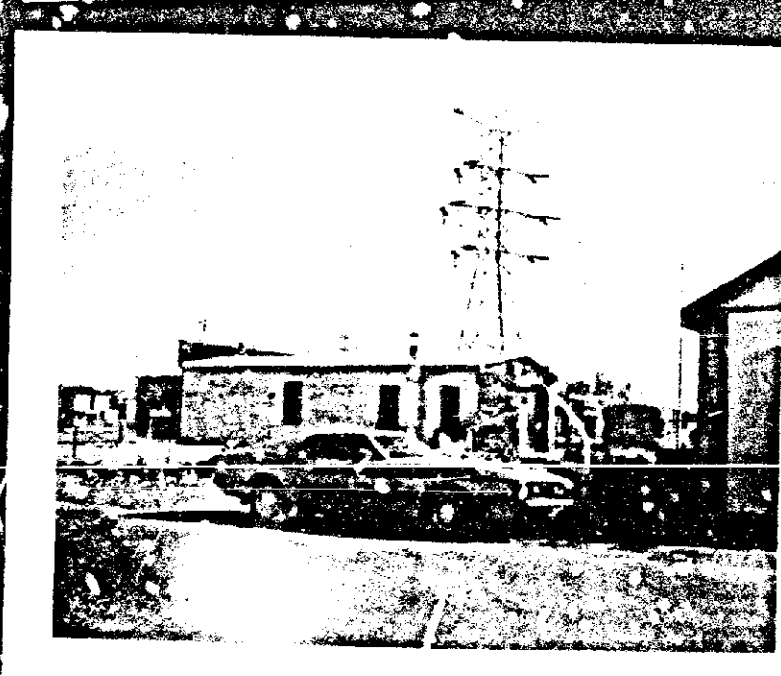
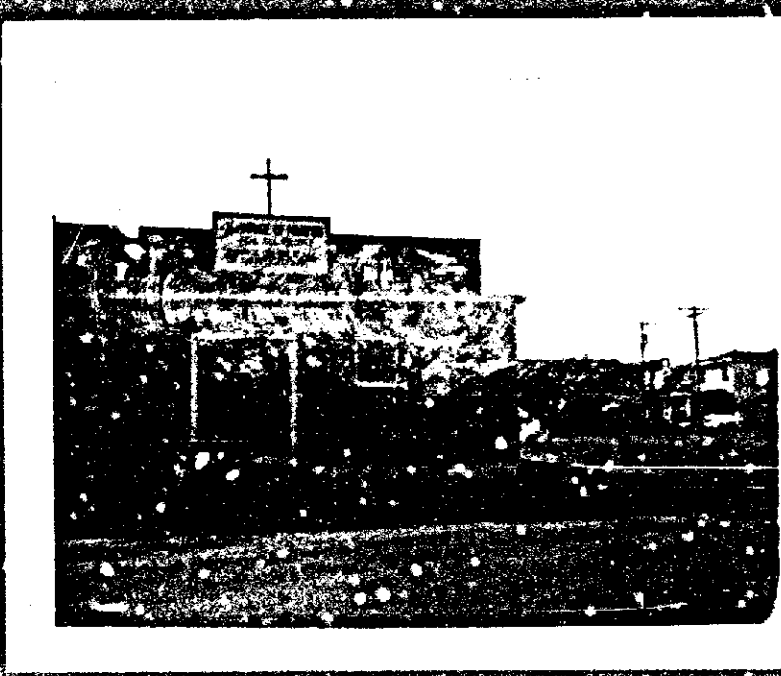
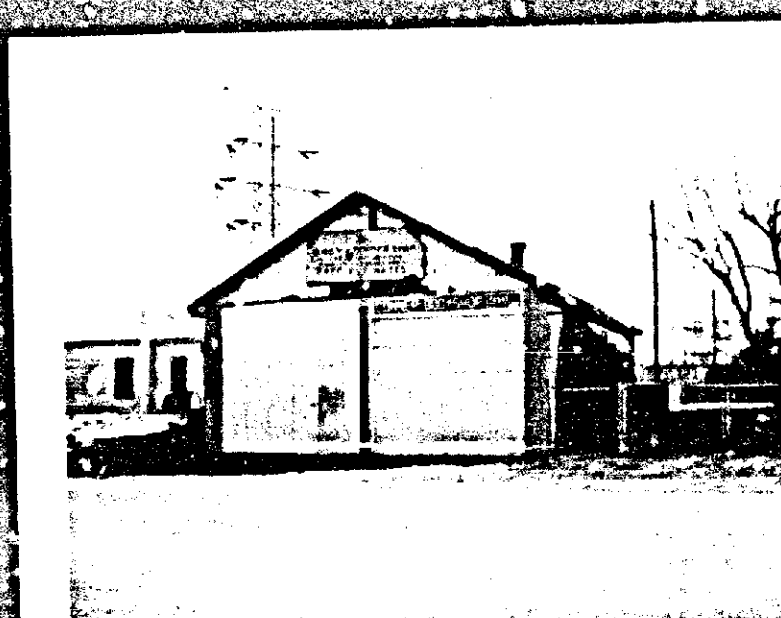
- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/ _____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

- X I. Comments - EXITS - etc., shall be in compliance under Item "A" above at all times.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj



Phone: 687-6922

FRANK S. LEE

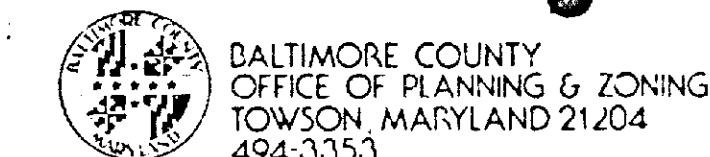
Registered Land Surveyor

1277 NEIGHBORS AVE. -- BALTIMORE, MD. 21237

January 10, 1981

Southwest corner of Avon and Woodland Avenues
Lots 3&4, plat of Carnegie, 3/75
12th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the southwest side of Avon Avenue with the southeast side of Woodland Avenue, and thence running and binding on the southwest side of Avon Avenue South 22 degrees 46 minutes East 50 feet, thence leaving Avon Avenue and running South 67 degrees 14 minutes West 125 feet to the northeast side of a 20 foot alley, thence running and binding on the northeast side of said alley North 22 degrees 46 minutes West 50 feet to the southeast side of Woodland Avenue, and thence running and binding on the southeast side of Woodland Avenue North 67 degrees 14 minutes East 125 feet to the place of beginning.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 20, 1981

John S. Arnick, Esquire
2 N. Dundalk Avenue
Dundalk, Maryland 21222

RE: Petition for Special Hearing
SW/c Woodland Ave & Avon Ave.
Mary M. Narvtowicz Case #81-197-SPH

Dear Mr. Arnick:

This is to advise you that \$69.35 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096939

DATE June 15, 1981 ACCOUNT 01-662

AMOUNT \$69.35

RECEIVED FROM John S. Arnick, Esquire
FOR Posting & Advertising of Case #81-197-SPH

310-2-11 69.35

VALIDATION OR SIGNATURE OF CASHIER

RE PETITION FOR SPECIAL HEARING
SW corner of Woodland Ave. and
Avon Ave., 12th District
MAY M. NARUTOWICZ, Petitioner : Case No. 81-197-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of May, 1981, a copy of the foregoing Order was mailed to John S. Arnick, Esquire, 2 North Dundalk Avenue, Baltimore, Maryland 21222, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

April 27, 1981

Ms. Mary M. Narutowicz
c/o John S. Arnick, Esquire
2 N. Dundalk Avenue
Dundalk, Maryland 21222

NOTICE OF HEARING

RE: Petition for Special Hearing - SW Corner of Woodland Avenue & Avon Avenue - Case No. 81-197-SPH

TIME: 1:30 P.M.
DATE: Wednesday, May 27, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

John S. Arnick
JOHN S. ARNICK
ATTORNEY FOR PETITIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. M. E. Hammond, Zoning Commissioner Date: May 13, 1981
FROM: Norman E. Gerber, Director
SUBJECT: Petition No. 81-197-SPH Item 155

Petition for Special Hearing
Southwest corner of Woodland Avenue and Avon Avenue
Petitioner: Mary M. Narutowicz

Twelfth District

HEARING: Wednesday, May 27, 1981 (1:30 P.M.)

Since the purpose of this hearing is to determine the subject property's use is "non-conforming", this office has no comment.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR SPECIAL HEARING

12th District

ZONING: Petition for Special Hearing
LOCATION: Southwest Corner of Woodland Avenue and Avon Avenue
DATE & TIME: Wednesday, May 27, 1981, at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 524.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the subject property as enjoying a non-conforming use for a service garage.

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Mary M. Narutowicz, as shown on plat plan filed with the Zoning Department

Hearing date: Wednesday, May 27, 1981, at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION MAPPING PROGRESS SHEET

| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|---|----------|----|--|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <i>DI</i> | | | Revised Plans: Change in outline or description Yes No | | | | | | | |
| Previous case: <i>None</i> | | | Map # | | | | | | | |

PETITION FOR SPECIAL HEARING
12th District

ZONING: Petition for Special Hearing
LOCATION: Southwest Corner of Woodland Avenue and Avon Avenue
DATE & TIME: Wednesday, May 27, 1981, at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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All that parcel of land in the Twelfth District of Baltimore County

Being the property of Mary M. Narutowicz, as shown on plat plan filed with the Zoning Department

Hearing date: Wednesday, May 27, 1981, at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Duplicate
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 7, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 27th day of May, 1981, the first publication appearing on the 7th day of May, 1981.

THE JEFFERSONIAN,

L. Frank Shick
L. Frank Shick, Manager

Cost of advertisement, \$.

Dundalk Eagle

38 N. Dundalk Avenue 288-6060
Dundalk, Maryland 21222

Dundalk, Md. May 15, 1981

Baltimore County, Md.
Office of Central Services
Suite 412, Courts Bldg.
221 Easley Ave.
Towson, Md. 21204

ADVERTISING: TOWSON - Karen Riegel -
P.O. #2746, May 28, 1981 -

Petition for Special Hearing, Mary M. Narutowicz
SW/c Woodland Ave. & Avon Ave.

Issue May 7, 1981 - 104 lines - \$ 41.60

Certificate of publication attached -
Copy of bill & cert sent to Karen Riegel
this date.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 7, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 27th day of May, 1981, the first publication appearing on the 7th day of May, 1981.

THE JEFFERSONIAN

Cost of Advertisement, \$.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 5/9/81

Posted to: *Petitioner for Special Hearing*

Petitioner: *Mary M. Narutowicz*

Location of property: *SW corner of Woodland Ave & Avon Ave*

Location of Sign: *front entrance of building*

Remarks: *See above*

Posted by: *John S. Arnick* Date of return: 5/15/81

Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 17th day of February, 1981.
Filing Fee \$ 25.00 Received: ☒ Check ☐ Cash ☐ Other

155

Petitioner: *Mary Narutowicz* Submitted by: *John S. Arnick*
Petitioner's Attorney: *John Arnick* Reviewed by: *John Arnick*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave. May 15, 1981
Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of William Hammond, Zoning Commissioner, in matter of petition by Mary Narutowicz, was inserted in The Dundalk Eagle, a weekly newspaper published in Baltimore County, Maryland, once a week for 8th day of May, 1981; that is to say, the same was inserted in the issue of May 7, 1981

Kimbel Publication, Inc.
Publisher.

By *Kimbel Publication, Inc.*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097243

DATE: April 24, 1981 ACCOUNT: 01-662

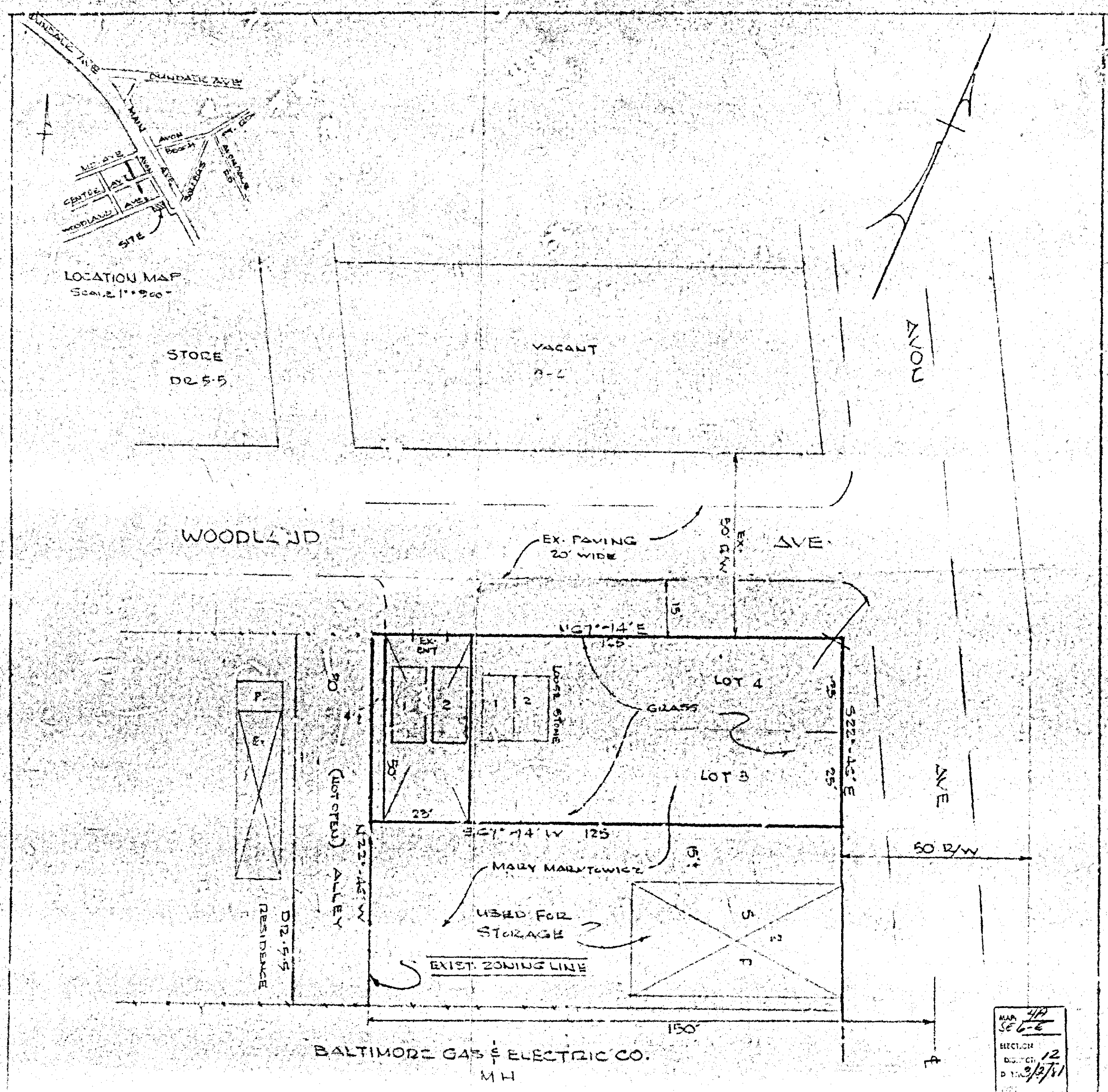
AMOUNT: \$25.00

RECEIVED FROM: John S. Arnick

FOR: filing fee for case #81-197-CPH

6721-27 2500

VALIDATION OR SIGNATURE OF CASHIER



EXISTING USE - SERVICE GARAGE
 PROPOSED USE - SAME
 EXISTING ZONING - BL
 PROPOSED ZONING - SAME, WITH A SPECIAL HEARING FOR A SERVICE GARAGE
 AREA OF LOT - 6250 SQ. FT.
 AREA OF BLDG - 1150 SQ. FT.

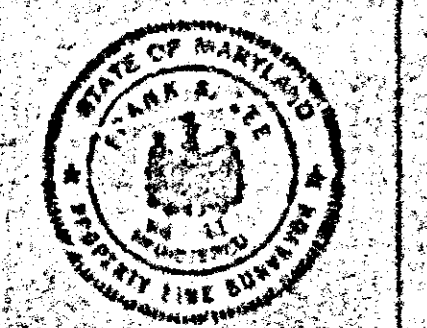
PUBLIC WATER & SEWERAGE NOW SERVICE LOT
 NO DAMAGED OR DISABLED VEHICLES TO BE STORED OUTSIDE

PLAT TO ACCOMPANY PETITION FOR NON CONFORMING USE
 FOR SERVICE GARAGE

LOTS 3-4 PLAT OF CARNEGIE 3/75
 12TH DISTRICT BALTIMORE CO, MARYLAND
 SCALE: 1" = 20' DATE: 1-10-81

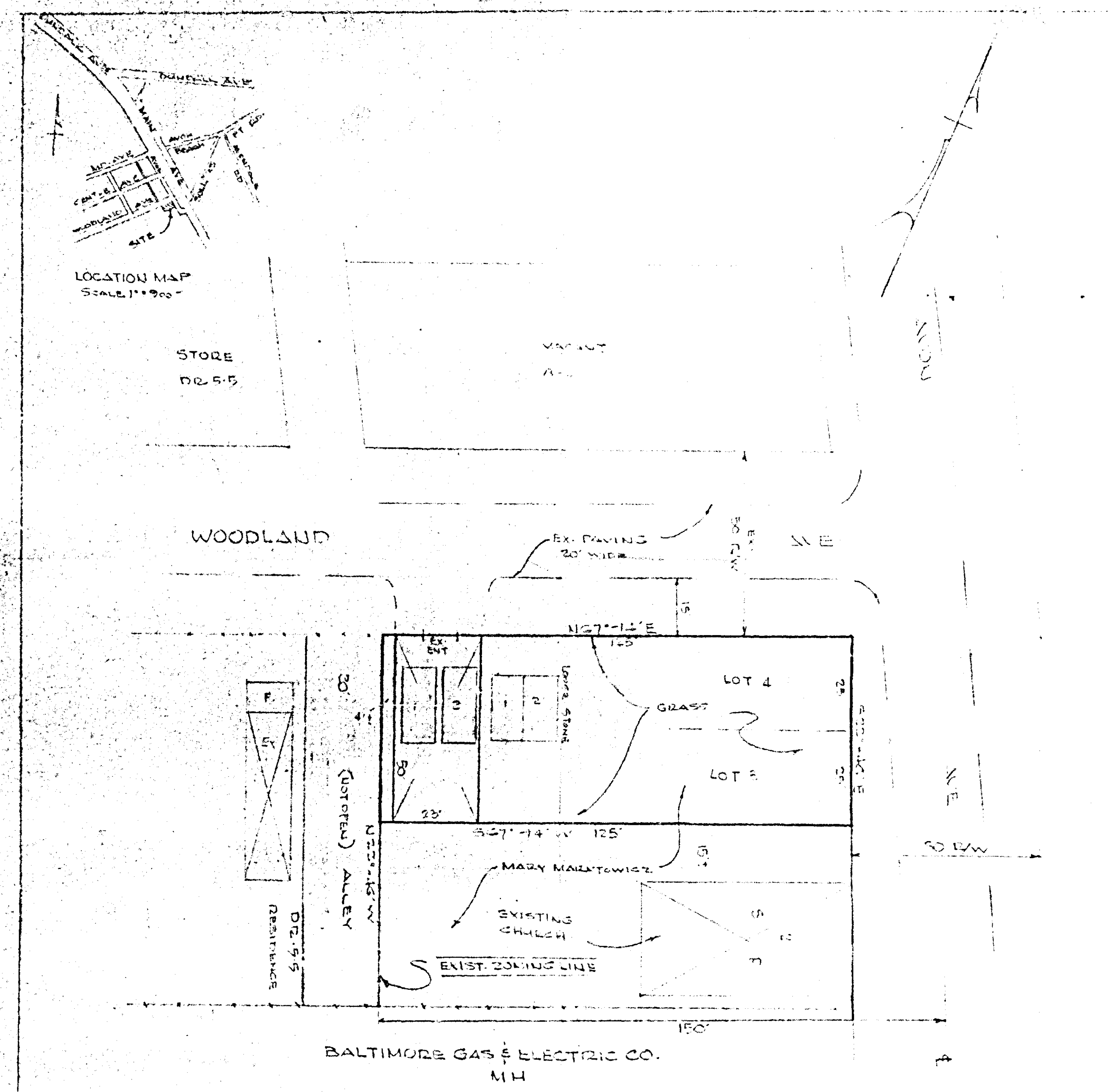
OWNED
 MARY MARYTOWICZ
 123 S. EATON STREET
 BALTIMORE, MARYLAND 21224
 415-8453

ITEM #155



FRANK S. LEE
 1277 NEIGHBORS AVE
 BALTIMORE, MD 21237

THIS SERVICE GARAGE HAS BEEN IN OPERATION SINCE 1945



EXISTING USE - SERVICE GARAGE
 PROPOSED USE - SAME
 EXISTING ZONING - BL
 PROPOSED ZONING - SAME, WITH A SPECIAL HEARING FOR A SERVICE GARAGE
 AREA OF LOT - 6250 SQ. FT.
 AREA OF BLDG - 1150 SQ. FT.

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LOCATION MAP
SCALE 1" = 900'

STORE
DZ 5-5

VACANT
B-2

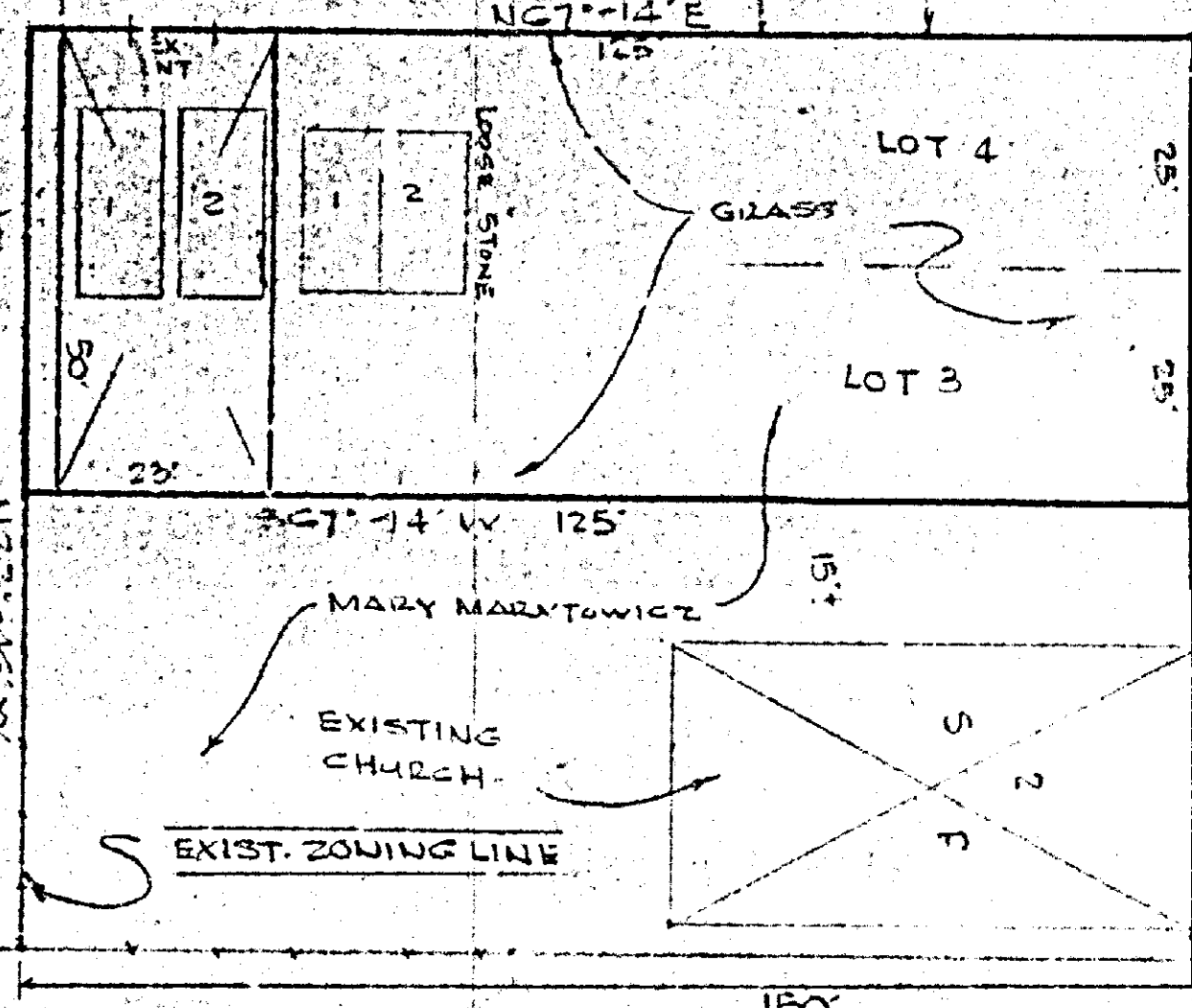
AVENUE

WOODLAND

EX. PAVING
20' WIDE

AVE.

20' (LOTTED) ALLEY
DZ 5-5
RESIDENCE



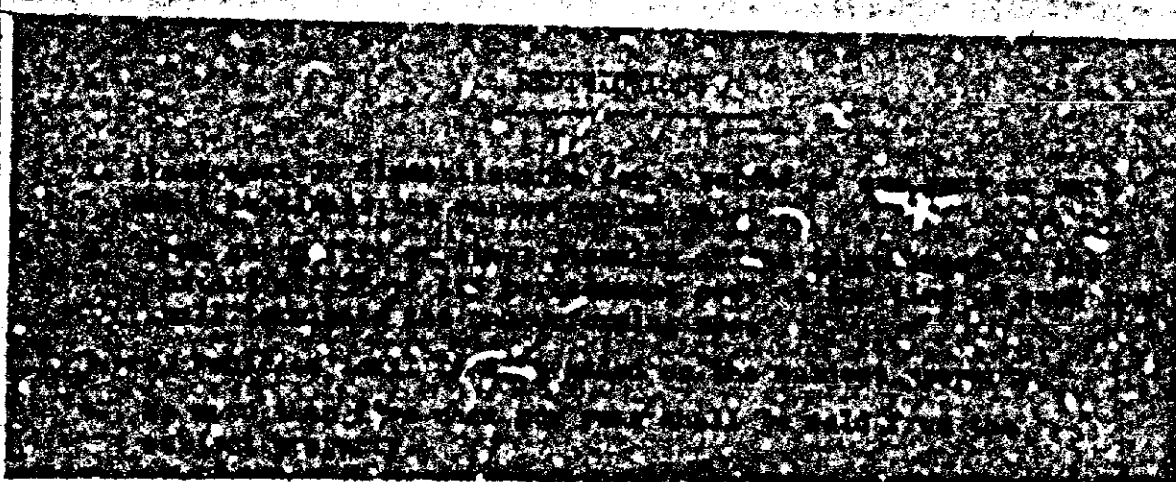
BALTIMORE GAS & ELECTRIC CO.
MH

EXISTING USE - SERVICE GARAGE
PROPOSED USE - SAME
EXISTING ZONING - BL
PROPOSED ZONING - SAME, WITH A SPECIAL HEARING FOR A SERVICE GARAGE
AREA OF LOT - 2250 SQ. FT.
AREA OF BLDG - 1150 SQ. FT.

PUBLIC WATER & SEWERAGE NEW SERVICE LOT
NO DAMAGED OR DISABLED VEHICLES TO BE STORED OUTSIDE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 7/23/81

PLAT TO ACCOMPANY PETITION FOR NON CONFORMING USE
FOR SERVICE GARAGE



LOTS 3-4 PLAT OF CARNEGIE 3/75
12TH DISTRICT BALTIMORE CO, MARYLAND
SCALE: 1" = 20' DATE: 1-10-81
7-20-81

OWNED
MARY NARVTOWICZ
123 S. EATON STREET
BALTIMORE, MARYLAND 21224
675-8153



THIS SERVICE GARAGE HAS BEEN IN OPERATION PRIOR TO 1945

LOCATION MAP
SCALE 1" = 900'

STORE
DZ 5-5

VACANT
B-2

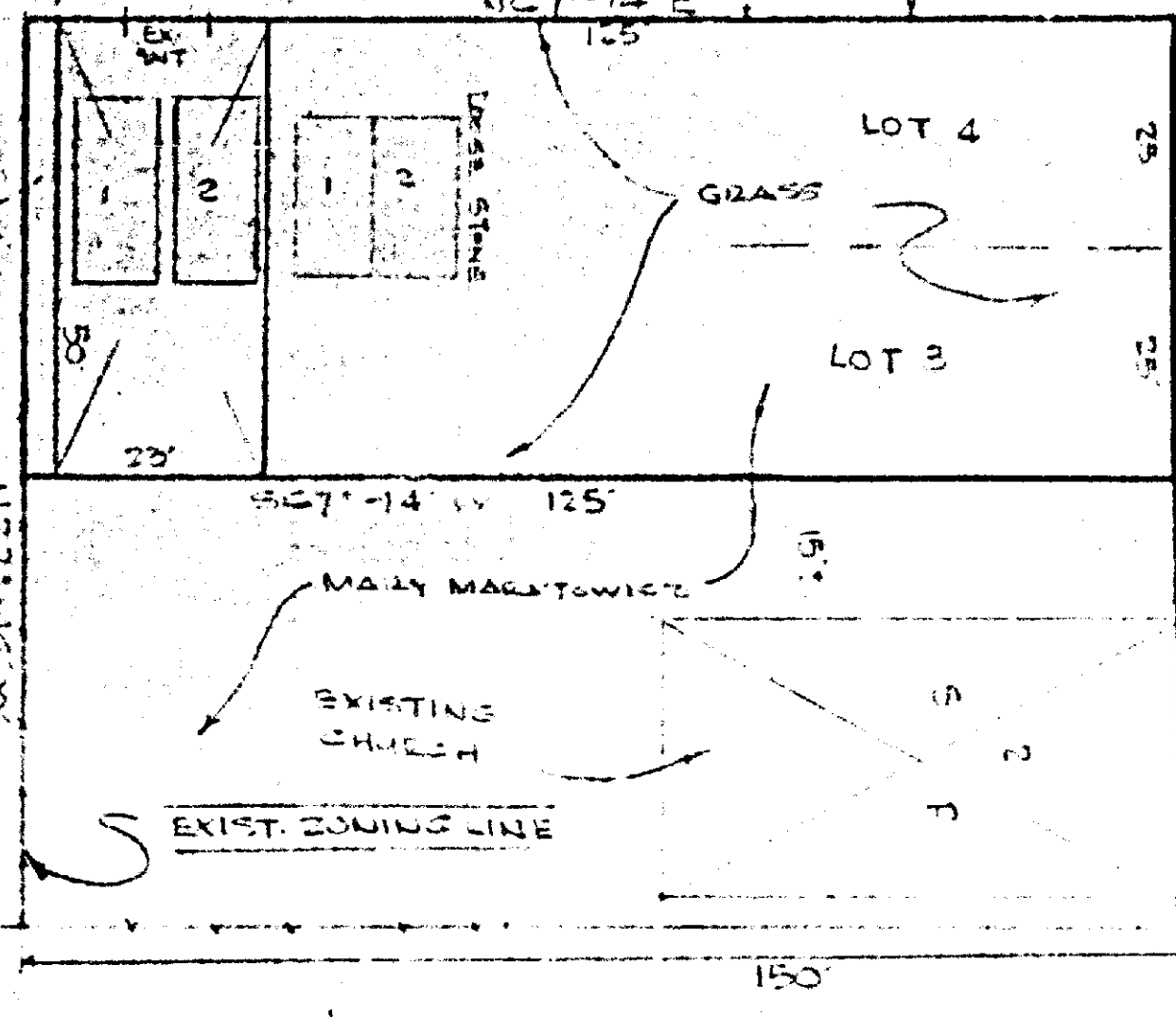
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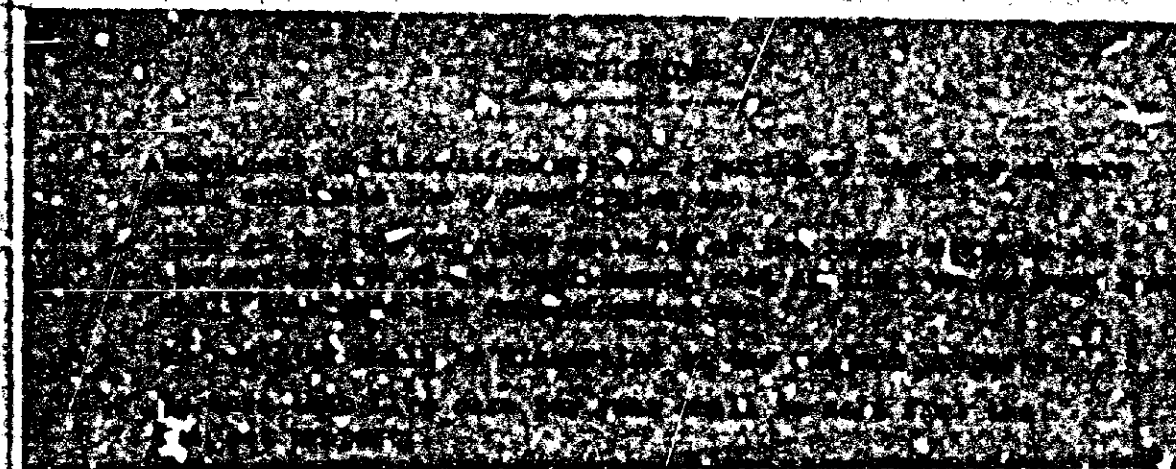
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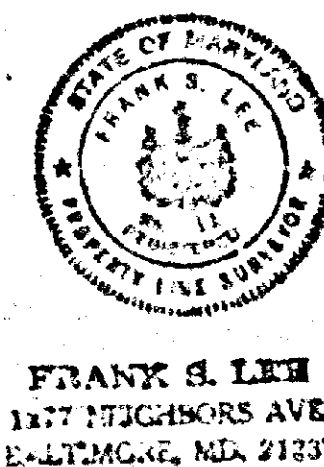
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OFFICE OF PLANNING & ZONING
DATE 7/23/81

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